

Introduced by the Land Use and Zoning Committee:

ORDINANCE 2025-675

AN ORDINANCE REZONING APPROXIMATELY 11.58± ACRES
LOCATED IN COUNCIL DISTRICT 2 AT 0 CEDAR BAY
ROAD, BETWEEN MAIN STREET NORTH AND CEDAR BRANCH
ROAD (R.E. NO(S). 108552-0000), AS DESCRIBED
HEREIN, OWNED BY INDUSTRIAL PARK INVESTMENTS,
INC., FROM RESIDENTIAL RURAL-ACRE (RR-ACRE)
DISTRICT TO RESIDENTIAL LOW DENSITY-60 (RLD-60)
DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE
ZONING CODE; PROVIDING A DISCLAIMER THAT THE
REZONING GRANTED HEREIN SHALL NOT BE CONSTRUED
AS AN EXEMPTION FROM ANY OTHER APPLICABLE LAWS;
PROVIDING AN EFFECTIVE DATE.

WHEREAS, Industrial Park Investments, Inc., the owner of
approximately 11.58± acres located in Council District 2 at 0 Cedar
Bay Road, between Main Street North and Cedar Branch Road (R.E. No(s).
108552-0000), as more particularly described in **Exhibit 1**, dated
August 11, 2025, and graphically depicted in **Exhibit 2**, both of which
are attached hereto (the "Subject Property"), have applied for a
rezoning and reclassification of the Subject Property from
Residential Rural-Acre (RR-Acre) District to Residential Low Density-
60 (RLD-60) District; and

WHEREAS, the Planning and Development Department has
considered the application and has rendered an advisory
recommendation; and

WHEREAS, the Planning Commission, acting as the local planning
agency, has reviewed the application and made an advisory

1 recommendation to the Council; and

2 **WHEREAS,** the Land Use and Zoning (LUZ) Committee, after due
3 notice, held a public hearing and made its recommendation to the
4 Council; and

5 **WHEREAS,** taking into consideration the above recommendations
6 and all other evidence entered into the record and testimony taken
7 at the public hearings, the Council finds that such rezoning: (1) is
8 consistent with the *2045 Comprehensive Plan*; (2) furthers the goals,
9 objectives and policies of the *2045 Comprehensive Plan*; and (3) is
10 not in conflict with any portion of the City's land use regulations;
11 now therefore

12 **BE IT ORDAINED** by the Council of the City of Jacksonville:

13 **Section 1. Property Rezoned.** The Subject Property is
14 hereby rezoned and reclassified from Residential Rural-Acre (RR-Acre)
15 District to Residential Low Density-60 (RLD-60) District, as defined
16 and classified under the Zoning Code, City of Jacksonville, Florida.

17 **Section 2. Owner and Description.** The Subject Property is
18 owned by Industrial Park Investments, Inc., and is legally described
19 in **Exhibit 1**, attached hereto. The applicant is Hayden Phillips,
20 Esq., 1301 Riverplace Boulevard, Suite 1500, Jacksonville, Florida,
21 32207; (904) 346-5535.

22 **Section 3. Disclaimer.** The rezoning granted herein shall
23 **not** be construed as an exemption from any other applicable local,
24 state, or federal laws, regulations, requirements, permits or
25 approvals. All other applicable local, state or federal permits or
26 approvals shall be obtained before commencement of the development
27 or use and issuance of this rezoning is based upon acknowledgement,
28 representation and confirmation made by the applicant(s), owners(s),
29 developer(s) and/or any authorized agent(s) or designee(s) that the
30 subject business, development and/or use will be operated in strict
31 compliance with all laws. Issuance of this rezoning does **not** approve,

1 promote or condone any practice or act that is prohibited or
2 restricted by any federal, state or local laws.

3 **Section 4. Effective Date.** The enactment of this Ordinance
4 shall be deemed to constitute a quasi-judicial action of the City
5 Council and shall become effective upon signature by the Council
6 President and Council Secretary.

7
8 Form Approved:

9
10 /s/ Dylan Reingold

11 Office of General Counsel

12 Legislation Prepared By: Payton Jamieson

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